

Jefferson Local Development Corporation (JLDC)
Meeting Minutes August 19, 2020
Borden Conference Room Whitehall, Montana and Zoom

Board members and staff present: Tom Harrington, Alison Richardson, Drew Dawson, Nick Hensleigh, Leonard Wortman, Clint Smith, Brad Culver, Corri Barry, Erika Morris, Jan Thorne, Gena Nellis, Chris Lamoreaux, MariJean Bellander, Eric Seidensticker, and Adam Senechal by proxy. Guest Bruce Binkowski.

Call Meeting to Order

The meeting was called to order at 1:34 pm by Drew Dawson. A motion was made to accept the July 2020 meeting minutes, seconded, and passed.

Treasurers Report

The accountant is in the process of conducting the annual JLDC audit, completing taxes and working on the Borden consolidation so financial reports were deferred until next month. Annual budget draft under review.

Project Updates

YDI expansion plans for the South Campus continue to progress and fund raising is going well. Working on Brownfields cleanup application for Building 6 multi-purpose application for Building 5 and 9.

Accountant and attorney are working on the consolidation of the Borden LLC with JLDC.

Boulder Development Fund projects will be ending September 30th. Projects being finalized are the website, Veteran park restrooms trails, kiosk, and façade improvements.

MDC reutilization planning is progressing. Big Sky Trust Fund grant was awarded and will be matched with DEQ funding to look at infrastructure and do some master planning. Scope of work is being finalized and project request for Qualifications will be published soon. EDA CARES grant application is being submitted.

Western Legacy Center Whitehall site is under review and public meeting will be held at 7:00 pm, August 24th at the Borden conference room. Discussed JLDC role in the project if the feasibility is positive. Could be a part of the JLDC sustainability and staff present a white paper for discussion at the next meeting.

Meat processing feasibility study is in progress and sites in the tax district are being reviewed.

Sunlight Tax District Update: Mine tailings reprocessing moving forward with mill remodel. Bonding on infrastructure is progressing. Trucking company to support this project is under review. Working on possible workforce development funding for job creation and training that would be a grant to the mine. New plumbing and heating tenant. Wind developer prototype model is progressing.

Western Montana rail project county public meeting is August 25th at 6:30 pm at Borden's.

Jefferson County Update

Frontier Days was successful. County rodeo and law enforcement appreciation day is August 29th. Budgeting cycle is in progress and budgets are tight. Census is important and need to continue to get the word out to be counted as numbers will impact future funding and representation. Leonard discussed upcoming election could be mail in only since there are not enough election judges at this time.

Other Activities

COVID update- JLDC adhering to COVID protocol. Working with businesses.

Discussed doing annual awards without having an annual meeting due to Covid. Awards will be presented at the businesses by board member(s) and staff with local media support. Brad motioned and Corri seconded Marks Lumber – Business of the Year, Discovery Kidzone Learning Centers – Innovative Business of the Year, and Whitehall Chamber of Commerce – Community Improvement Award. Motion passed.

Discussed cancelling the annual meeting due to Covid-19 didn't allow for normal director reappointment per the organization by-laws. Leonard motioned and Corri seconded to retain the four directors, if they desired to renew their terms, for one year until the next annual meeting. Discussion indicated Kristi Wilson, Adam Senechal, Erika Morris, and Brad Culver agreed to the one-year extension.

Public Comment & Adjourn

Discussion about the meat processing plant feed lot challenges

Meeting adjourned at 3:30 pm. Next meeting is September 16th.